090.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,100 / 767,100
					USE VALUE:	767,100 / 767,100
					ASSESSED:	767,100 / 767,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIORDAN WILLIAM G
Owner 2:	
Owner 3:	
Street 1:	2 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PASILLO MARK J -
Owner 2:	-
Street 1:	2 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,015 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5015.000	367,800		399,300	767,100
Total Card	0.115	367,800		399,300	767,100
Total Parcel	0.115	367,800		399,300	767,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.24 | /Parcel: 451.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 57501

GIS Ref

GIS Ref

Insp Date 11/07/18

!7286!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,800	0	5,015.	399,300	767,100	767,100	Year End Roll	12/18/2019
2019	101	FV	282,600	0	5,015.	405,000	687,600	687,600	Year End Roll	1/3/2019
2018	101	FV	282,600	0	5,015.	302,300	584,900	584,900	Year End Roll	12/20/2017
2017	101	FV	282,600	0	5,015.	273,800	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	282,600	0	5,015.	262,400	545,000	545,000	Year End	1/4/2016
2015	101	FV	267,000	0	5,015.	222,500	489,500	489,500	Year End Roll	12/11/2014
2014	101	FV	267,000	0	5,015.	211,100	478,100	478,100	Year End Roll	12/16/2013
2013	101	FV	267,000	0	5,015.	200,800	467,800	467,800		12/13/2012

PRINT

Date	Time
12/10/20	21:56:18

LAST REV

Date	Time
07/12/19	09:04:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASILLO MARK J	43634-584		8/31/2004		564,500	No	No		
WILSON DOROTHY	42208-289		3/10/2004	Change>Sale	389,000	No	No		
	6481-397		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2004	214	Redo Kit	25,000	C		G6	GR FY06	upgrade elec/plum
7/31/2003	619	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
2/22/2005	Permit Visit	BR	B Rossignol
7/10/2004	MLS	MM	Mary M
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57501
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5015		Sq. Ft.	Site		0	70.	1.14	5									399,316						399,300	

Total AC/HA: 0.11513 | Total SF/SM: 5015 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 399,316 | Spl Credit | Total: 399,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26764703
Const Adj.:	0.98990101
Adj $ / SQ:	156.856
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412322
Depreciation:	44531
Depreciated Total:	367791

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

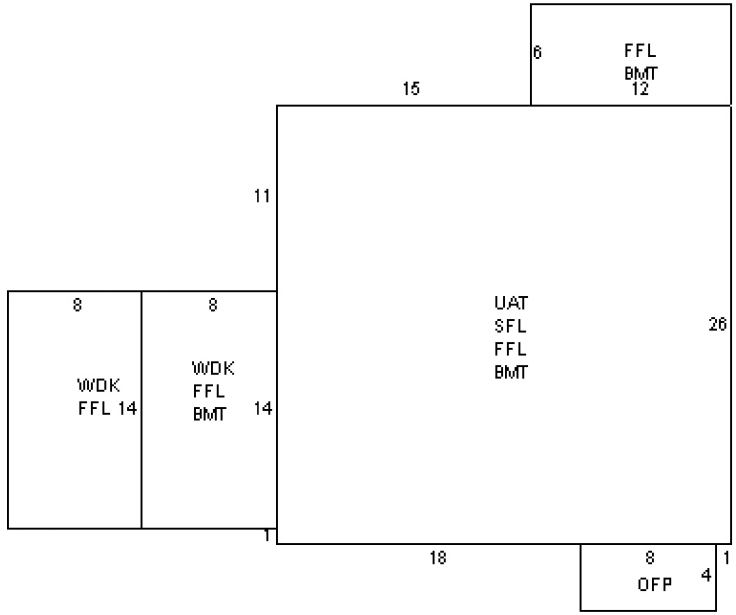
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.86
Special Features:	0	Val/Su Net:	121.87
Final Total:	367800	Val/Su SzAd	216.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	998	156.860	156,542
BMT	Basement	886	47.060	41,692
SFL	Second Floor	702	156.860	110,113
WDK	Deck	224	10.360	2,320
UAT	Upper Attic	176	62.740	11,011
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	3,018			Total:	323,072
Size Ad	1700	Gross Are	3544	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	